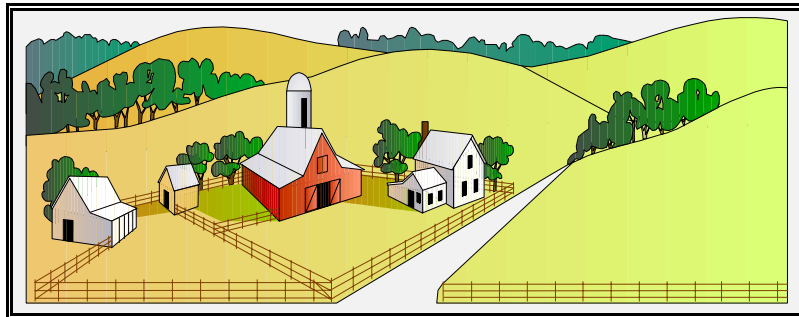


State of New Jersey
State Agriculture Development Committee
PUBLIC AUCTION SALE
± 53 Acre Farm
(formerly known as the Doyle/Gracemark Farm)
Pittsgrove Township, Salem County, NJ
A New Jersey Farmland Preservation Project



Property:	Block 2003, Lot 4.01
Location:	Pittsgrove Township, Salem County
Farm Tours:	11:00 a.m., October 25, 2002 11:00 a.m., November 7, 2002
Auction Registration:	Noon, November 21, 2002
Auction:	Noon, November 22, 2002
Minimum Bid:	\$38,000
Minimum Deposit:	\$10,000
Bidding Increments:	\$2,000

CONDITIONS OF SALE:

The property is offered and sold "AS IS", with a Minimum Initial Bid of \$38,000. The SADC reserves the right to reject any and all bids including the highest. A deposit of \$10,000 **must** be submitted with the "Application to Qualify As a Bidder to Purchase Property by Auction". This payment shall be either Certified, Cashier or Traveler's check payable to the State of New Jersey, State Agriculture Development Committee. A combination of these instruments will be acceptable. No exceptions will be made. Applications and deposits, submitted to the State Agriculture Development Committee, P.O. Box 330, Trenton, NJ, 08625, must be in writing and received by noon., November 21, 2002.

Notification of receipt of deposit will be either faxed or mailed to all qualified bidders by the end of the business day of November 21, 2002. The public auction will be held noon, November 22, 2002. The successful bidder will be required to sign an Agreement for Sale of Property by Auction within five days of the close of the auction. A copy of this Agreement is available for inspection upon written request. The balance of the total purchase price is payable at the time of transfer of title. **The sale is not conditioned on the buyer obtaining financing or local approvals.**

This public auction has been authorized by the State Agriculture Development Committee (SADC). Any conveyance of this property by the SADC shall include a covenant that:

- 1) prohibits any development of the premises for non-agricultural purposes;
- 2) states that the land shall be retained for agricultural use and production;
- 3) shall run with the land in perpetuity; and
- 4) states that the severed development rights shall be held by the State of New Jersey, SADC. The SADC shall monitor and enforce the covenant and the restrictions listed in the Deed.
- 5) The following conditions will also apply to the property:
 - a. A "Preserved Farmland" sign shall be posted on the property;
 - b. The Premises shall be auctioned with the federal language known as "Contingent Right in the United States of America" as contained in the "Cooperative "Agreement Between the United States of America and the State of New Jersey, State Agriculture Development Committee".
 - c. There shall be no further division of premises
 - d. There is no home and no residual dwelling site opportunity associated with this property.

THE PROPERTY:

The subject property consists of one tract with 1,220 feet of frontage along Alvine Road (County Route 656). The 53+/- acre parcel is at road grade.

Based on the USDA, Natural Resources Conservation Service soil survey, approximately 71% of the soils are classified as Prime farmland. Approximately 50% of the acreage is tillable cropland.

The construction of agricultural buildings is not limited by the deed restrictions.

Utilities: *Public Utilities:* Currently no utilities on site. Electric and telephone are available to the site.

Zoning: *Residential:* Note: The subject property is deed restricted for agricultural purposes in perpetuity.

Taxes: 2001 Real Estate Taxes: \$416.39
Block 2003, Lot 4.01

**Environmental
Site Assessment:**

A Phase I Environmental Site Assessment was completed on October 22, 2001 and by van note-harvey associates, p.c. and a phase II Environmental Site Assessment was completed on March 21, 2002 by HESA Environmental Corporation. These reports are available for review at the SADC office.

Home Inspection:

No home on this property.

Survey and Title:

A survey certified to the SADC will be furnished to the Purchaser for informational purposes only. The SADC will not issue a survey certification to Purchaser. If Purchaser wishes to obtain a survey certified to Purchaser or its title insurer, Purchaser has the option to obtain such survey as Purchaser's cost and expense. A title search may be obtained at the discretion of the Purchaser.

FARM TOUR:

SADC staff will lead tours of the property and will answer questions that interested persons may have regarding the property at 11:00 a.m., Friday, October 25, 2002 and at 11:00 a.m., Thursday, November 7, 2002. Those interested in attending the farm tour should meet at the Doyle/Gracemark Farm, on the easterly side of Alvine Road just south of Garden Street, in Pittsgrove, New Jersey.

PUBLIC AUCTION:

Time & Date: Noon, Friday, November 22, 2002

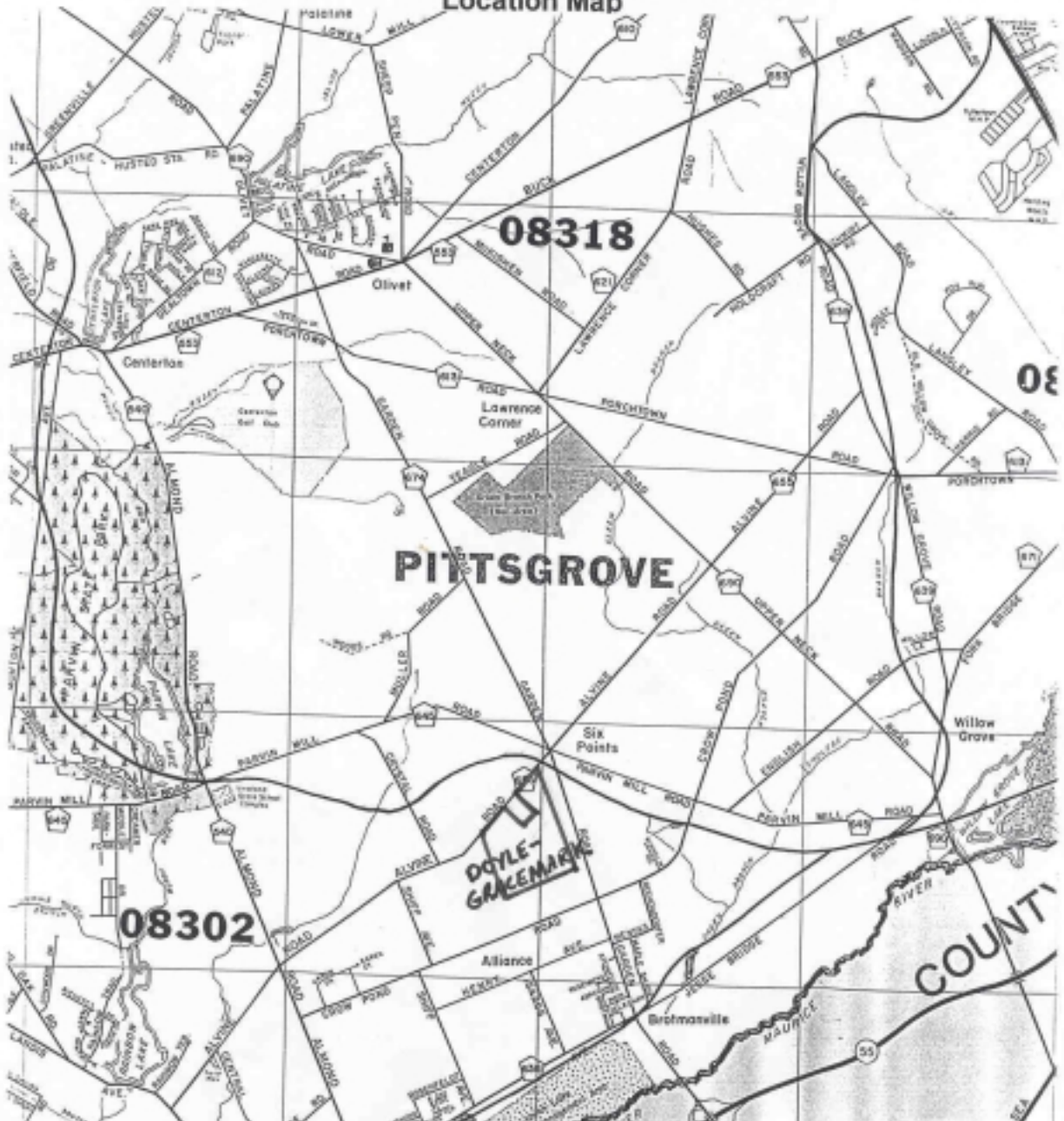
**Location: Upper Pittsgrove Township Municipal Building
431 Route 77, Pole Tavern Circle
Elmer, New Jersey**

Prospective bidders are required to submit an "Application to Qualify As a Bidder to Purchase Property by Auction" and place a deposit with the SADC by noon, Thursday, November 21, 2002 in order to participate. On Friday, November 22, 2002 qualified bidders, or their authorized representative, will participate in the auction in person. The highest bid will be the successful purchaser. **If you are interested in bidding, a complete "Application to Bid" package can be obtained by visiting the SADC website at www.state.nj.us/agriculture/sadc/sadc.htm, or by calling 1-800-474-5314.**

The SADC compiled this information sheet to benefit prospective purchasers. To the best of its knowledge, this information is accurate. The State of New Jersey, SADC does not assume any liability for inaccuracies and respectfully instructs all interested parties to independently verify this information.

SADC/Farm Auction
(formerly the Doyle/Gracemark Farm)
Block 2003, Lot 4.01
Pittsgrove Township, Salem County

Location Map



SADC/Farm Auction
formerly the Doyle/Gracemark Farm
Block 2003, Lot 4.01
Pittsgrove Township, Salem County
Soil Map

Soil Designations

Prime Soils: Includes all those soils in Land Capability Class I and selected soils from Land Capability Class II. Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime Farmlands are not excessively erodible or saturated with water for a long period of time and they either do not flood or are protected from flooding.

(Symbol)	(Soil Type)	(% slopes)
ArB	Aura sandy loam	2 to 5 percent slopes
SrA	Sassafras sandy loam	0 to 2 percent slopes
WmA	Woodstown sandy loam	0 to 2 percent slopes



May 2000
Gracemark Application
Block 2003, Lot 4
Pittsgrove Township
Salem County

Sources:
NJDEP Soils Database
NJDEP 1995 Infra Red Aerial Photography



200 0 200 400 Feet



Gracemark Application - Block 2003 Lot 4 Soils

4/2/01

SOIL LABEL NUM GIS AC

<u>WmA</u>	
WmA	24.10
WmA	<u>24.10</u>
<u>Bp</u>	
Bp	14.73
Bp	<u>14.73</u>
<u>SrA</u>	
SrA	6.09
SrA	2.76
SrA	0.39
SrA	<u>9.24</u>
<u>ArB</u>	
ArB	2.94
ArB	0.69
ArB	<u>3.63</u>
<u>Grand Total:</u>	<u>51.70</u>

SIX POINTS

